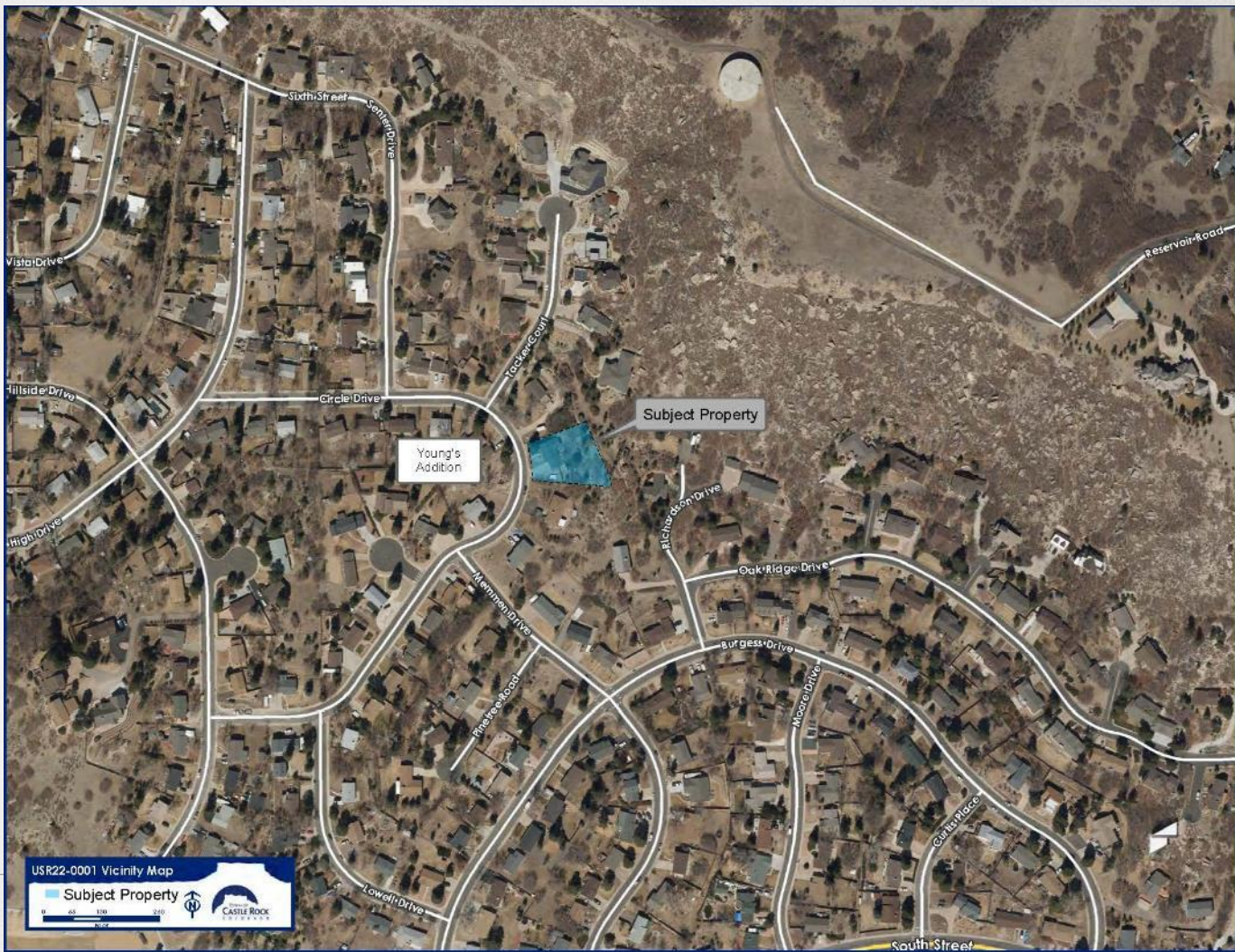


# 18 CIRCLE DRIVE USE BY SPECIAL REVIEW ACCESSORY DWELLING UNIT

PLANNING COMMISSION  
FEBRUARY 24, 2022





USR22-0001 Vicinity Map

Subject Property

0 60 120 240



# ACCESSORY DWELLING UNIT (ADU)

*Secondary/smaller, independent residential dwelling unit located on the same lot as single-family home.*

ADU may be:

- Internal to the existing home
- Addition to the existing home
- Detached and separate from the existing home

If ADU adds square footage to the home, or a new structure to the lot, it requires a Use by Special Review.

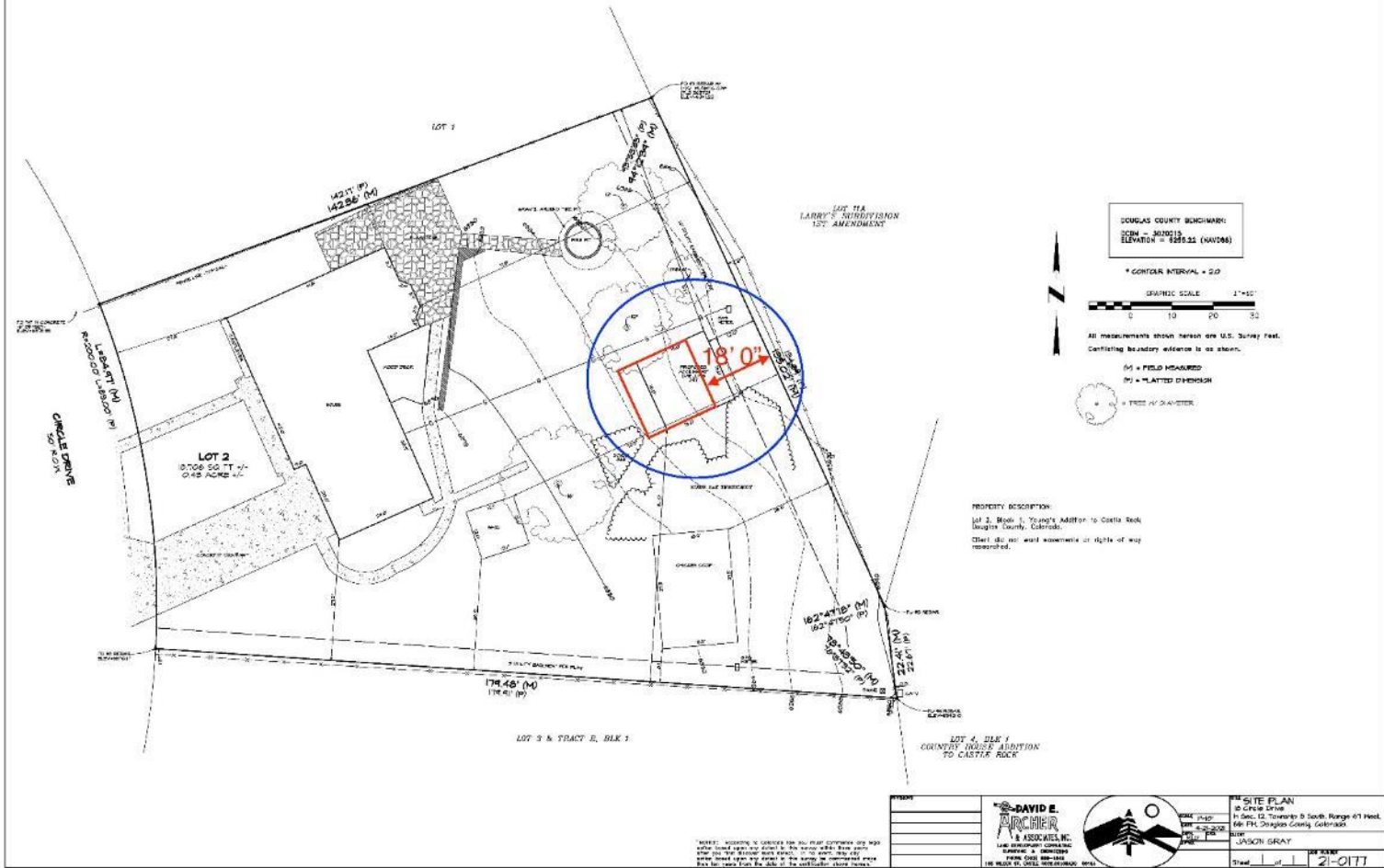
# CONSIDERATION OF APPROVAL USE BY SPECIAL REVIEW

- Compliance with R-1 Single-Family Residence District Zoning Requirements
- Compliance with Accessory Dwelling Unit Criteria
- Compliance with Use by Special Review Criteria

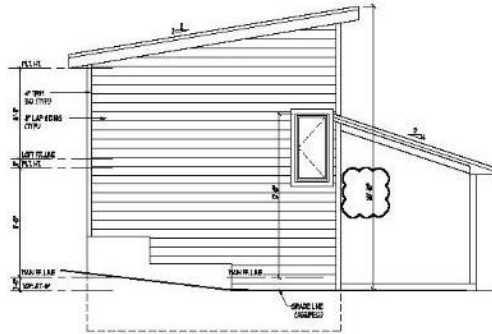


# SITE PLAN

In Section 12, Township 8 South, Range 67 West,  
6th P.M., Douglas County, Colorado



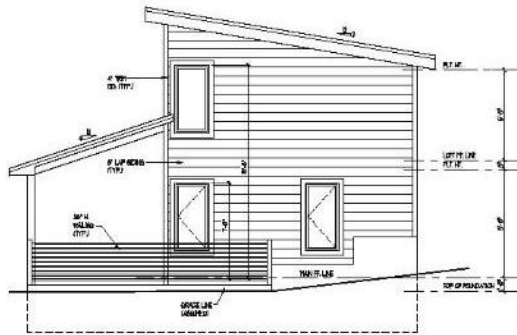
2023 AUG 2 10:30 AM



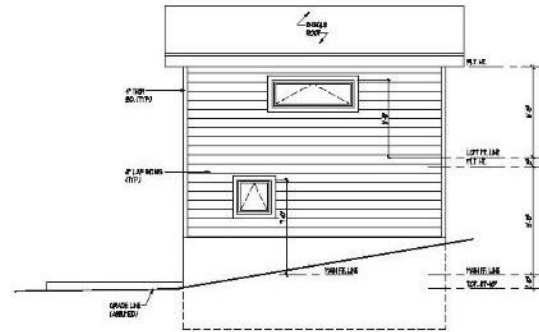
**LEFT ELEVATION**  
SCALE 1/8" = 1'-0"



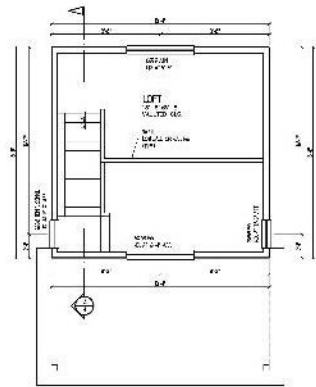
**FRONT ELEVATION**  
SCALE 1/8" = 1'-0"



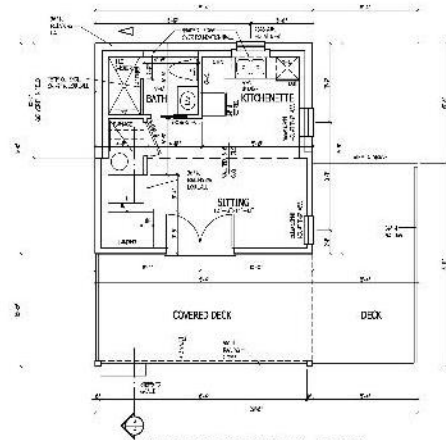
**RIGHT ELEVATION**  
SCALE 1/8" = 1'-0"



**REAR ELEVATION**  
SCALE 1/8" = 1'-0"



**ADU UPPER FLOOR PLAN**  
SCALE 1/4" = 1'-0"



**ADU MAIN FLOOR PLAN**  
SCALE 1/4" = 1'-0"



# ADU REGULATIONS AND RESTRICTIONS

## Section 17.61.050

7. Design – Maintains the architectural design, style, appearance, and character of the Primary Dwelling Unit
8. Size –The footprint of the ADU cannot exceed 800 feet.
9. Entrance – Only one (1) entrance may be visible from the street

# USE BY SPECIAL REVIEW REVIEW AND APPROVAL CRITERIA

## Section 17.39.010

- A. Design Compatibility with the scale, architectural character and other prominent design themes found within the surrounding neighborhood.
- B. Compatibility of the proposed use
- C. Mitigates adverse impacts or nuisance effects
- D. Will not result in undue traffic congestion or traffic hazards. Adequate off-street parking must be provided.
- E. Provides adequate landscaping, buffering and screening from adjacent and surrounding uses of potential impact.

# ANALYSIS AND FINDINGS

- Meets the objectives of the Town's Vision and Comprehensive Master Plan
- Complies with CRMC 17.18 R-1 Single-Family Residence District
- Complies with CRMC 17.61 Accessory Dwelling Units
- Complies with CRMC 17.39 Use by Special Review

## RECOMMENDATION

- Staff recommends approval of the Use by Special Review

# PROPOSED MOTIONS

## *Option 1: Approval*

*“I move to recommend approval of the Use by Special Review to Town Council.”*

## *Option 2: Approval with Conditions*

*“I move to recommend approval of the Use by Special Review to Town Council, with the following conditions:” (list conditions)*

*Option 3: Continue item to next hearing (need more information to make decision)*

*“I move to continue this item to the meeting on \_\_\_\_\_, 2022.”*

# QUESTIONS?

PLANNING COMMISSION  
FEBRUARY 24, 2022

